



Planning and Community Development Department

Planning Commission Minutes

November 19, 2008 Regular Scheduled Meeting

APPROVED

City of Bonney Lake Council Chambers

The meeting was called to order at 5:31 P.M.

Planning Commission Present

Randy McKibbin, **Chair**
Grant Sulham, **Vice-Chair**
Donn Lewis
Dennis Poulsen
David Eck
Katrina Minton-Davis
L. Winona Jacobsen

City Staff Present

Heather Stinson, Planning Manager
Debbie McDonald, Planning Commission Clerk
Jerry Hight, Building Official
John Vodopich, Director Planning and C.D.

A poll determined that a majority of Commission members would be available for the next meeting scheduled for December 3, 2008.

I. APPROVAL OF MINUTES:

Minutes subject to review and approval were those of November 5, 2008.

MOTION WAS MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO APPROVE THE MINUTES OF NOVEMBER 5, 2008.

MOTION APPROVED 6-0

II. PUBLIC COMMENTS/CONCERNS:

Ray Frey, Halsan Frey LLC, 12356 Northup Way # 119, Bellevue, 98005: Mr. Frey discussed the bailout of the automobile industry and the government requiring the production of more compact cars and hybrids. Multi-Family housing has more compact cars so the need is greater for compact parking spaces in Multi-Family units. He is asking the Planning Commission to consider having compact parking stall standards. Mr. Frey agrees with the parking stall proposal Ms. Stinson has recommended.

III. NEW BUSINESS:

Discussion of 2009 Comprehensive Plan Amendments

Ms. Stinson would like Commissioners to start thinking about next year's Comp Plan Amendments (Exhibit A). The Capitals Facilities Element will definitely be on the work-plan and East Town Design Standards is still under consideration for the 2009 work-plan. Next year is when citizens can apply for 2009 Comp Plan Amendments and they only have until April 30, 2009 to apply.

Chair McKibbin: Any suggestions needed to be ready for the Joint-meeting with City Council in January? Would like Ms. Stinson to set up a joint meeting with City Council on January 20, 2009.

IV. OLD/CONTINUING BUSINESS:

Floodplain Ordinance Discussion

Ms. Stinson asked if there were any questions on the Floodplain Ordinance and reminded Commissioners that the Public Hearing will be held at the December 3, 2008 Planning Commission meeting (Exhibit B).

Commissioner Jacobsen: Is concerned with the wording in the draft Floodplain Ordinance wording "flood proof." What does "flood proof" mean?

Ms. Stinson will try to get a clear definition of "flood proof" to add to the draft ordinance.

Code Enforcement Citations Recommendation Memo

Ms. Stinson discussed her Code Enforcement Recommendation memo to City Council (Exhibit C).

Vice-Chair Sulham: Spoke with Mayor Johnson who has spoken with Chief Mitchell. They are looking at cross-training Community Service Officers. They would be able to write Code Enforcement citations.

MOTION MADE BY COMMISSIONER LEWIS AND SECONDED BY VICE-CHAIR SULHAM TO FORWARD THE CODE ENFORCEMENT MEMO TO THE CITY COUNCIL.

MOTION APPROVED 6-0

Permit Extensions Recommendation

Director Vodopich went over the new drafted Permit Extension Ordinance. A recommendation needs to be made so the Permit Extension Ordinance can move forward to City Council. A recommendation of "no recommendation" can also be made and taken to City Council (Exhibits D, E, F, G and H).

Commissioner Lewis: Is in favor of the drafted Permit Extension Ordinance and agrees with the time limit on extensions not to exceed two code cycle changes.

Commissioner Jacobsen: It appears the City Attorney is not in favor of the code change. Is concerned how much the city would be out of money with refunds of fees. When would the Permit Extension Ordinance take effect?

Mr. Hight responded that only 80% of the plan check fees are refundable if no work has been done. The Permit Extension Ordinance would take effect 30 days after City Council approval.

MOTION MADE BY COMMISSIONER LEWIS AND SECONDED BY COMMISSIONER ECK TO FORWARD PERMIT EXTENSION DRAFT ORDINANCE D08-151 TO THE CITY COUNCIL.

MOTION APPROVED 5-1

Commissioner Jacobsen opposed

Parking Standards

Ms. Stinson discussed her Staff Report, proposed draft ordinances and data from other jurisdictions on parking stall requirements (Exhibit I, J, K, and L). She recommends that the Planning Commission consider including a “compact” parking stall size in the ordinance.

Vice-Chair Sulham: Concerned with the residential parking being so close to the downtown core that the public will park in the residential parking spots.

Commissioner Poulsen: Concerned if too many public parking stalls are for compact, larger vehicle owners will not park or use the downtown area and you will end up with a “Ghost Town”.

Commissioner Lewis: Suggested that downtown parking have a time limit of 2-3 hours placed on the parking stalls or have them metered. This would keep business employees from using them.

Chair McKibbin: Should this be city wide or area specific?

Commissioner Minton-Davis: We are looking at two different standards one for commercial and one for residential. She would like to see residential, commercial and industrial standards.

Commissioner Jacobsen: Is concerned with the stalls being too small and needing to be at least 8ft and 10 inches wide, so a person can get items like grocery and kids out of their cars.

Commissioner Eck: Agrees with Commissioner Jacobsen.

Ms. Stinson will add sub-compact to the draft ordinance and bring it back to the December 3, 2008 Planning Commission meeting.

V. FOR THE GOOD OF THE ORDER:

Correspondence – None

Staff Concerns – None

Commissioner Concerns –

Commissioner Lewis: At the City Council meeting held on November 18, 2008, some disparaging remarks were made about how the Planning Commission was not taking public comments seriously and Commissioners were reportedly heard on the audio tape making jokes. Wanted to remind all Commissioners to watch how they conduct themselves during public hearings and how their actions might be misinterpreted or misunderstood.

Chair McKibbin: Wanted to add that Commissioners should be as professional as possible at all times.

VII. ADJOURNMENT:

MOTION WAS MADE BY COMMISSIONER MINTON-DAVIS AND SECONDED BY COMMISSIONER ECK TO ADJOURN.

MOTION APPROVED 6-0

The meeting ended at 6:44 P.M.

Debbie McDonald, Planning Commission Clerk